

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Northwind Road, 320 ft. * ZONING COMMISSIONER
W of Ferguson Road *
3506-3508 Northwind Road * OF BALTIMORE COUNTY
11th Election District *
5th Councilmanic District * Case Nos. 93-193-A
Aubrey W. Freeman, et ux
Petitioners * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for those adjoining properties located at 3506 and 3508 Northwind Road in the Carney section of Baltimore County. The Petition is filed by the property owners, Aubrey W. Freeman and Ruth N. Freeman. The Petitioners request relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a lot width of 90 ft., in lieu of the required 100 ft., and a side yard setback of 10 ft., in lieu of the required 15 ft., for an existing dwelling at 3506 Northwind Road in a D.R.2 zone. Also requested is relief from Section 1802.3.C.1 as it relates to 3508 Northwind Road which is zoned D.R.3.5. For this property, permission is requested to permit a lot width of 60 ft. in lieu of the required 70 ft., a side yard setback of 10 ft. and a sum of same of 20 ft., in lieu of the required 15 ft. and 25 ft., respectively. This relief is for a proposed dwelling to be constructed at 3508 Northwind Road. Further, the Petitioners request a finding as to compatibility for an undersized lot, pursuant to Section 304.2 of the B.C.Z.R.

Appearing at the public hearing were the Petitioners, Aubrey W. and Ruth N. Freeman. Also appearing were the Contract Purchasers of 3508 Northwind Road, Milton and Barbara Schaum. There were no Protestants present.

Testimony and evidence presented was that Mr. and Mrs. Freeman have owned the subject properties for many years. In approximately 1950, they purchased two lots on which is located the existing house at 3506 Northwind Road. This community was laid out on 50 ft. lots, thus the 3506 Northwind Road parcel is 100 ft. in width and 215 ft. deep. Shortly thereafter, in approximately 1951, Mr. and Mrs. Freeman purchased an additional lot which is now known as 3508 Northwind Road. That lot is unimproved and remains vacant except for use as a side yard by the property owners.

The Petitioners now propose to subdivide their holdings to create a second buildable lot, as shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance. This would result in a lot approximately 90 ft. wide and 215 ft. deep which is the site of the dwelling known as 3506 Northwind Road. The second lot, which will be 60 ft. wide and 215 ft. deep, will be sold to the Schaums for construction of a proposed dwelling thereon. A schematic rendering of the proposed dwelling was also submitted into evidence.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the uncontradicted testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship will result if the variances are denied. Clearly there exists special circumstances peculiar to the subject properties which justify the variances. Further, the requirements from which the Petitioners seek relief will unduly restrict use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variances will be in strict harmony with the spirit and intent of the B.C.Z.R.

Therefore, variances as to the required lot width, side yard setbacks and sum of the side yard setbacks shall be granted.

The Petitioners also seek a determination for compatibility of an undersized lot, pursuant to Section 304.2 of the B.C.Z.R. This section provides that undersized lots may be developed if the property owner qualifies for relief under that section pursuant to the requirements set forth in Section 304.1. In this case, the Petitioners do not so qualify. In that requests for side yard variances are sought, the Petitioners obviously cannot satisfy "other requirements of the height and area regulations", as required by Section 304.1.B. The application of this section was comprehensively discussed in case No. 92-477-SPH. For the reasons set forth therein, the Petitioners are not eligible for relief pursuant to Section

-3-

304. However, by this Order, the variances requested shall be granted so that development may proceed in accordance with that shown on Petitioners' Exhibit No. 1.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of January, 1993 that a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a lot width of 90 ft. in lieu of the required 100 ft. and a side yard setback of 10 ft. in lieu of the required 15 ft. for an existing dwelling at 3506 Northwind Road in a D.R.2 zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1802.3.C.1, as it relates to 3508 Northwind Road in a D.R.3.5 zone, to permit a lot width of 60 ft., in lieu of the required 70 ft., a side yard setback of 10 ft. and a sum of same of 20 ft., in lieu of the required 15 ft. and 25 ft., respectively, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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IT IS FURTHER ORDERED that the subject properties are not eligible for relief pursuant to Section 304 of the B.C.Z.R. due to the Petitioners' inability to comply with area requirements (i.e. side yard setbacks) for undersized lots.

LES/mm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 28, 1993

Mr. and Mrs. Aubrey W. Freeman
3506 Northwind Road
Baltimore, Maryland 21234

RE: Case No. 93-193-A
Petition for Variance
3506-3508 Northwind Road

Dear Mr. and Mrs. Freeman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mm

att.
cc: Mr. and Mrs. Milton Schaum
2925 Harview Avenue, 21234



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3506 Northwind Rd. DR 2
3508 Northwind Rd. DR 3.5
which is presently zoned as above

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Existing dwelling has been on lot since 1950 and each parcel has been separately described on deeds. A zone line dividing property involves different setback requirements. PROPOSED LOT LINE ADJUSTMENT AND VARIANCES WOULD CREATE A BUILDING LOT MORE SUITABLE FOR A SINGLE FAMILY HOME IN THIS AREA.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

(Type or Print Name)

Signature

Address

City

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Aubrey W. Freeman

Aubrey W. Freeman

Ruth N. Freeman

Ruth N. Freeman

Ruth N. Freeman

Ruth N. Freeman

Ruth N. Freeman

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Ruth N. Freeman

93-193-A
Three copies of the zoning description of your property are required. Type or print this description, standard 8-1/2" x 11" sheets are acceptable. Most property descriptions, as stated on a deed, do not have adequate information. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3506 & 3508 NORTHWIND RD
(address)

Beginning at a point on the NORTH side of NORTHWIND RD (north, south, east or west) (name of street on which property fronts) which is (number of feet of right-of-way width) wide at the distance of 320' WEST of the centerline of the nearest improved intersecting street FERGUSON RD (name of street) which is (number of feet of right-of-way width) wide. "Being Lot # _____" Block _____, Section _____ in the subdivision of _____ (name of subdivision) as recorded in Baltimore County Plat Book # _____, Folio # _____, containing _____ (square feet or acres) Also known as _____ (property address) and located in the 11 Election District, 5 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision Description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N 87° 12' 13" E 321.1 ft., S 18° 03' 03" E 87.2 ft., S 62° 19' 00" W 318 ft., and N 08° 15' 22" W 80 ft. to the place of beginning.

N 14° 46' E 213.88'
N 75° 14' W 150'
S 14° 46' W 214.12'
S 74° 31' E 150.02' TO THE PLACE OF BEGINNING
AS RECORDED IN DEED 4266 1359. 202

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 11th Date of Posting: 12/11/92
Posted for: Variance
Petitioner: Aubrey W. & Ruth N. Freeman
Location of property: 3506 & 3508 Northwind Rd, 20' W/Ferguson Rd
Location of Sign: Facing side of property of Petitioner
Remarks: _____
Posted by: [Signature] Date of return: 12/31/92
Number of Signs: 7

CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/31/92
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/31/92

THE JEFFERSONIAN,

S. Zebe Orleans
Publisher

receipt
93-193-A
Account: R-001-4180
Number: _____
Date: _____
Petitioner: _____
Location: _____
Amount: \$100.00
Please Make Checks Payable To: Baltimore County
Cashier Validation: _____

receipt
93-193-A
Account: R-001-4180
Number: _____
Date: _____
Petitioner: _____
Location: _____
Amount: \$14.85
Please Make Checks Payable To: Baltimore County
Cashier Validation: _____

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 1-6-93

Aubrey and Ruth Freeman
3506 Northwind Road
Baltimore, Maryland 21234

RE:
CASE NUMBER: 93-193-A (Item 202)
W/S Northwind Road, 320' W Ferguson Road
3506-08 Northwind Road
11th Election District - 5th Councilmanic
Petitioner(s): Aubrey W. Freeman and Ruth N. Freeman
HEARING: FRIDAY, JANUARY 15, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 74.85 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
DEC 21 1992 (410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-193-A (Item 202)

W/S Northwind Road, 320' W Ferguson Road

3506-08 Northwind Road

11th Election District - 5th Councilmanic

Petitioner(s): Aubrey W. Freeman and Ruth N. Freeman

HEARING: FRIDAY, JANUARY 15, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Variance to allow a lot width of 90 ft. in lieu of the required 100 ft., and sideyard setback of 10 ft. in lieu of the required 15 ft. for existing dwelling in 082 zone; to allow a lot width of 60 ft. in lieu of the required 70 ft. and side setback of 10 ft. and a sum of 20 ft. in lieu of the required 15 ft. for a sum of 25 ft. for proposed dwelling, and determine compatibility for an undersized lot.

Arnold Jablon
DIRECTOR

cc: cc: Aubrey and Ruth Freeman

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
December 31, 1992 (410) 887-3353

Mr. and Mrs. Aubrey W. Freeman
3506 Northwind Road
Baltimore, MD 21234

RE: Case No. 93-193-A, Item No. 202
Petitioner: Aubrey W. Freeman, et ux
Petition for Variance

Dear Mr. and Mrs. Freeman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

Your petition has been received and accepted for filing this 9th day of December 1992.

Arnold Jablon
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Aubrey W. Freeman, et ux
Petitioner's Attorney:

| Development Review Committee Response Form | | | | 01/04/93 |
|--|-------------|---------------|--------------|------------------|
| Authorized signature: [Signature] | | | | Date: 1/4/93 |
| Project Name | File Number | Waiver Number | Zoning Issue | Meeting Date |
| Robert E. Ryan and Marianne H. Gillette | 199 | | | 12-21-92 NC |
| DED DEPRM RP STP | | | | |
| Baker Land Company | 200 | | | NC |
| DED DEPRM RP STP | | | | |
| Kenneth E. and Carol C. Lentz | 201 | | | NC |
| DED DEPRM RP STP | | | | |
| Aubrey W. and Ruth N. Freeman | | | | NC |
| DED RP STP | | | | |
| COUNT 4 | | | | |
| Charles A. Wagandt | 203 | | | 12-28-92 comment |
| DED DEPRM RP STP TE | | | | |
| Walt L. Dempsey Lee and Carolyn Shaw | 204 | | | NC |
| DED DEPRM RP STP TE | | | | |
| Thomas Booth, Louis and Elmer Morsberger | 205 | | | comment |
| DED DEPRM RP STP TE | | | | |
| Michael J. and Bonnie Conner | 207 | | | NC |
| DED DEPRM RP STP TE | | | | |
| Wyann Associates Limited Partnership | 208 | | | comment |
| DED DEPRM RP STP TE | | | | |
| James G. and Pamela J. Miller | 209 | | | NC |
| DED DEPRM RP STP TE | | | | |
| Sarkis G. and Susan T. Aghazarian | 210 | | | NC |
| DED DEPRM RP STP TE | | | | |
| Pickersgill, Inc. | 212 | | | |

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: December 22, 1992

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee
(December 21, 1992)

The Office of Planning and Zoning has no comments on the following petitions:

Shirley and Ronda Swab, Item No. 190
Robert and Marianne Gillette, Item No. 199
Baker Land Company, Item No. 200
Kenneth and Carol Lentz, Item No. 201
Aubrey and Ruth Freeman, Item No. 202
James and Josephine Hartman, Item No. 206

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: Francis Morsey

Division Chief: _____

PK/FM:rdn

190.200/ZAC1

Rec'd 1/4/93

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 4 202 (LJG)
AUBREY N. FREEMAN &
RUTH N. FREEMAN

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Robert A. Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

93-193A

PAGE 2 OF 2

93-193-A

1-15-93

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

DECEMBER 28, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AUBREY N. FREEMAN AND RUTH N. FREEMAN

Location: #3506-08 NORTHWIND ROAD

Item No.: 202(LJG) Zoning Agenda: DECEMBER 21, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Noted and Approved
Planning Group
Special Inspection Division

JP/KEK

ING DATE 11/12/92 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 10:23:01
PROPERTY NO. DIST GROUP CLASS OCC. AREA CARD-NO DEL F/M DATE
11-06-058590 11 3 PH2 04 IHL 02031A 11/29/90
FREEMAN AUBREY N PRIMARY DESC... L LT NS NORTH WIND RD
FREEMAN RUTH N SUPPLEMENTAL DESC...
03506 NORTH WIND RD IMPRV ADDRESS 03506 NORTH WIND RD
BALTIMORE MD 21234 NEAREST INTER... 0470 NW OF FERGUSON AVE
STRUCTURE... X41-150--A STATE CODE..

| LOT.... | MAP..... | 071 | FRONT.. | 100.01 | TRANSFER DATE..... | / / |
|----------------|------------|----------|---------------|------------|----------------------|----------|
| BLOCK.... | BLOCK..... | 06 | BACK.. | 100.00 | TRANSFER NO..... | |
| SECTION... | PARCEL.. | 00234 | SIDE1. | 214.12 | PURCHASE PRICE | ***** |
| PLAT..... | LIBER.. | 4266 | SIDE2. | 215.57 | GROUND RENT..... | ***** |
| BOOK..... | FOLIO... | 0359 | FORMER OWNER. | | | |
| FOLIO.... | CONST YR | | SQ FT LOT.... | 21,400 (M) | | |
| *FULL VALUE* | LAND | IMPRV | PREF-LAND | CURTILAGE | EX LAND | EX IMPRV |
| CURRENT | 25,040 | 72,010 | 0 | 0 | 0 | 0 |
| PROPOSED | 44,100 | 76,580 | 0 | 0 | 0 | 0 |
| *****BASIS**** | YRMO | TAX LAND | TAX IMPRV | ADVAL | EX LAND | EX IMPRV |
| 92/93 ASSESMT | 9111 | 0 | 45,120 | 45,120 | 0 | 0 |
| 91/92 ASSESMT | 9010 | 0 | 41,970 | | 0 | 0 |
| 90/91 ASSESMT | 8911 | 0 | 39,650 | | | |

ING DATE 11/12/92 OFFICE OF ASSESSMENTS INQUIRY (1) TIME 10:23:42
PROPERTY NO. DIST GROUP CLASS OCC. AREA CARD-NO DEL F/M DATE
11-06-058591 11 3 PH2 04 NU 02027X 11/29/90
FREEMAN AUBREY N PRIMARY DESC... L LT NS NORTH WIND RD
FREEMAN RUTH N SUPPLEMENTAL DESC...
03506 NORTH WIND RD IMPRV ADDRESS
BALTIMORE MD 21234 NEAREST INTER... 0320 NW OF FERGUSON AVE
STRUCTURE... STATE CODE..

| LOT.... | MAP..... | 071 | FRONT.. | 50.00 | TRANSFER DATE..... | / / |
|----------------|------------|----------|---------------|---|----------------------|----------|
| BLOCK.... | BLOCK..... | 06 | BACK.. | 50.00 <td>TRANSFER NO.....</td> <td></td> | TRANSFER NO..... | |
| SECTION... | PARCEL.. | 00024 | SIDE1. | 215.88 <td>PURCHASE PRICE</td> <td>*****</td> | PURCHASE PRICE | ***** |
| PLAT..... | LIBER.. | 4266 | SIDE2. | 215.37 <td>GROUND RENT.....</td> <td>*****</td> | GROUND RENT..... | ***** |
| BOOK..... | FOLIO... | 0359 | FORMER OWNER. | | | |
| FOLIO.... | CONST YR | | SQ FT LOT.... | 10,750 (M) | | |
| *FULL VALUE* | LAND | IMPRV | PREF-LAND | CURTILAGE | EX LAND | EX IMPRV |
| CURRENT | 2,670 | 0 | 0 | 0 | 0 | 0 |
| PROPOSED | 2,640 | 0 | 0 | 0 | 0 | 0 |
| *****BASIS**** | YRMO | TAX LAND | TAX IMPRV | ADVAL | EX LAND | EX IMPRV |
| 92/93 ASSESMT | 9111 | 0 | 1,070 | 1,070 | 0 | 0 |
| 91/92 ASSESMT | 9010 | 0 | 1,060 | | 0 | 0 |
| 90/91 ASSESMT | 8911 | 0 | 1,090 | | | |

202

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature _____ Date 12/28/92

Project Name _____
File Number _____ Waiver Number _____ Zoning Issue _____ Meeting Date _____

Nancy E. and David M. Paige
RP STP TE 194 NLC 12-14-92

COUNT 1
Robert E. Ryan and Marianne H. Gillette
DED DEPRM RP STP TE 199 NLC 12-21-92
Baker Land Company
DED DEPRM RP STP TE 200 NLC
Kenneth E. and Carol C. Lentz
DED DEPRM RP STP TE 201 NLC
Aubrey N. and Ruth N. Freeman
DED DEPRM RP STP TE 202 NLC

COUNT 4
Stonegate at Patapsco (Aerial Property)
90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1
FINAL TOTALS
COUNT 6
*** END OF REPORT ***

Rec'd 1/4/93

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature _____ Date 12/28/92

Project Name _____
File Number _____ Waiver Number _____ Zoning Issue _____ Meeting Date _____

Baker Land Company
DED DEPRM RP STP TE 200 12-21-92
Kenneth E. and Carol C. Lentz
DED DEPRM RP STP TE 201 12-21-92
Aubrey N. and Ruth N. Freeman
DED DEPRM RP STP TE 202 12-21-92

COUNT 4
Preakness Silver Hill, Inc.
DED DEPRM RP 180 12-7-92
Satyr Limited Partnership
DED DEPRM RP 184 12-7-92
Frank and Joan Eck
DED DEPRM RP 187 12-7-92
Federal Realty Investment Trust
DED DEPRM RP 188 12-7-92
Shirley A. and Ronda J. Swab
DED DEPRM RP STP 190 12-7-92

COUNT 5
FINAL TOTALS
COUNT 17
*** END OF REPORT ***

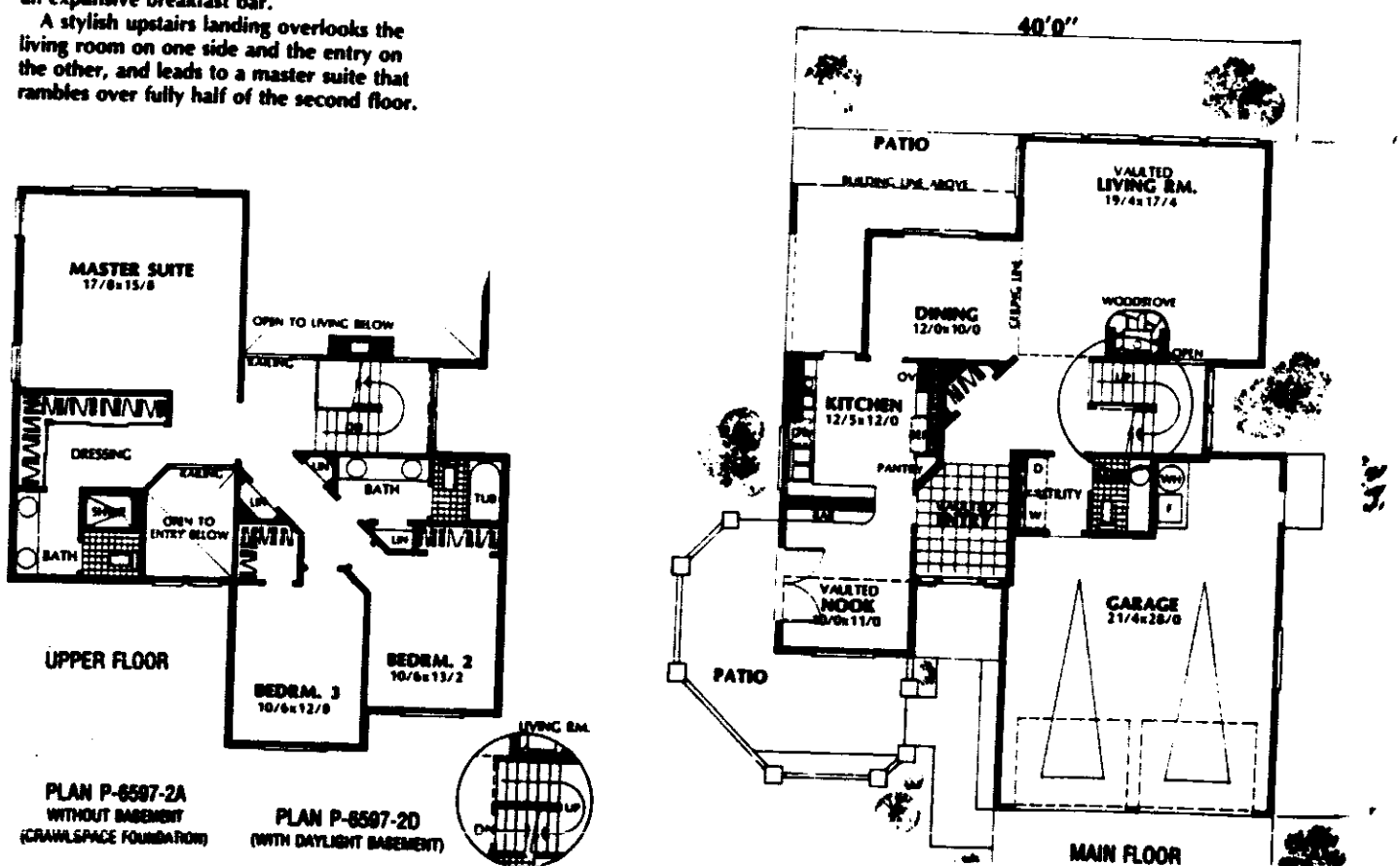
Rec'd 1/4/93

A Glorious
Blend of New
and Old

This three-bedroom, two and one-half-bath home is a glorious blend of contemporary and traditional lines. Inside, its 2,235 sq. ft. are wisely distributed among simply proportioned, practically appointed rooms. A vaulted entry gives way to a second reception area bordering on a broad, vaulted living room nearly 20' long. With its walls of windows overlooking the back yard, this grand room's centerpiece is a massive woodstove, whose central location contributes extra energy efficiency to the home - upstairs as well as down. The dining room offers quiet separation from the living room, while still enjoying the warmth from its woodstove. Its sliding door accesses a large wraparound covered patio to create a cool, shady refuge. For sunbathing, another wraparound patio at the front is fenced but uncovered, and elegantly accessed by double doors from a well-lighted, vaulted nook. Placed conveniently between the two dining areas is a kitchen with all the trimmings: pantry, large sink window, and an expansive breakfast bar. A stylish upstairs landing overlooks the living room on one side and the entry on the other, and leads to a master suite that rambles over half of the second floor.



Adjacent to the huge bedroom area is a spacious dressing area bordered by an abundance of closet space and a double-sink bath area. Unusual extras include walk-in wardrobe in the third bedroom and the long double-sink counter in the second upstairs bath. Note also the exceptional abundance of closet space on both floors, and the separate utility room that also serves as a clean-up room connecting with the garage.



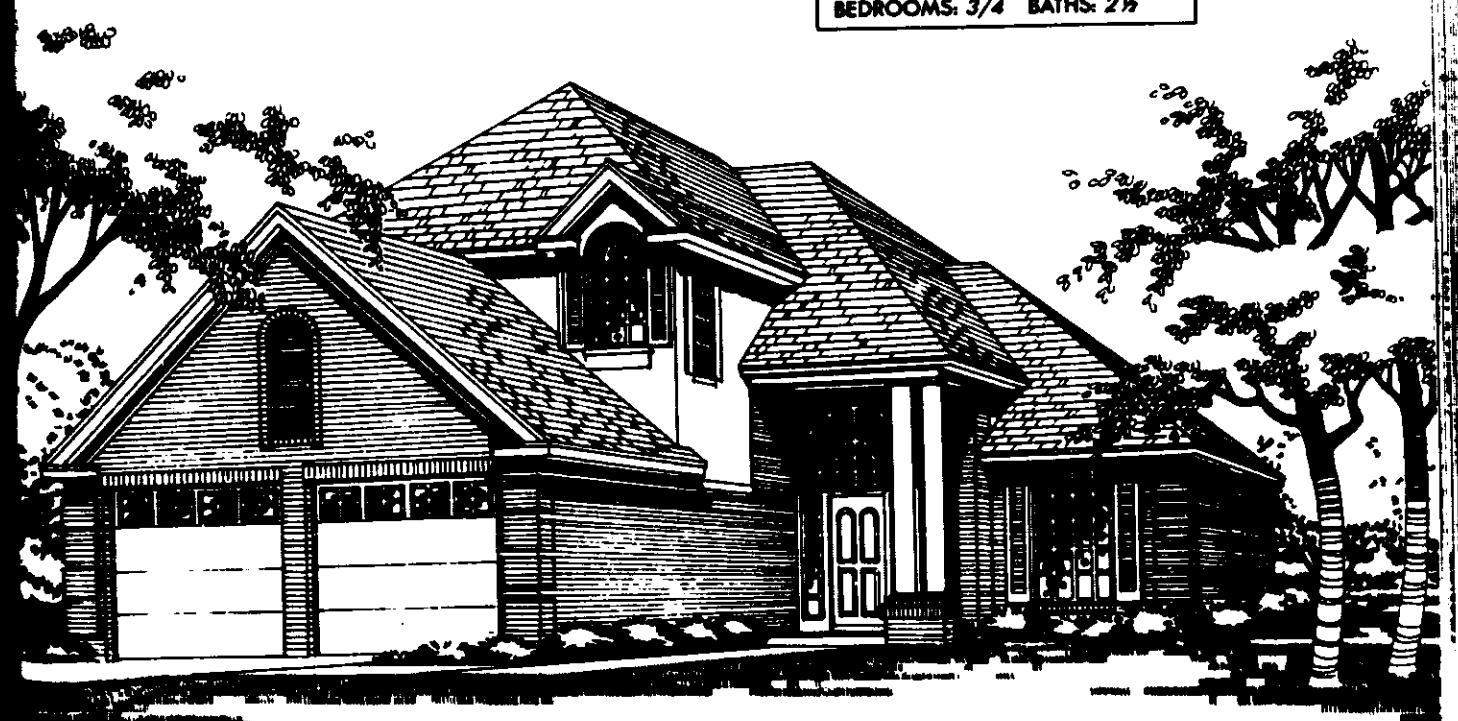
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ARCHED WINDOW
CONTRIBUTES TO A
STUNNING ENTRY

- PLAN 4067
(REFER TO PRICE LEVEL X)
- Angled staircase, sidelights and a large arched window above the front door create a dramatic entry.
 - Past the soaring porch with double columns, the foyer opens right to the combined living and dining rooms with a sloped ceiling.
 - Past the study to the left, the foyer leads to the family room with a fireplace flanked by windows.
 - Pass-through kitchen, with a cooktop island, joins the bayed breakfast area to the living/dining room.
 - Upstairs master bedroom has a trayed ceiling and a window seat as well as a full bath with a spa tub, dual vanity and walk-in closet.
 - Two additional bedrooms, each with a walk-in closet and a window seat, share a full bath with a dual vanity.
 - Plan includes a basement, crawl space or slab foundation. Please specify when ordering.

TOTAL LIVING AREA: 2367 sq. ft.
FIRST LEVEL 1246 sq. ft.
SECOND LEVEL 912 sq. ft.
BEDROOMS: 2 1/4 BATHS: 2 1/2



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